

جزر دبي Dubai Islands

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

جزر دبی Dubai Islands

PROJECT BACKGROUND

LOCATION

Dubai Islands are situated at the mouth of Dubai Creek. The northern most man-made islands along the Dubai City coastline.

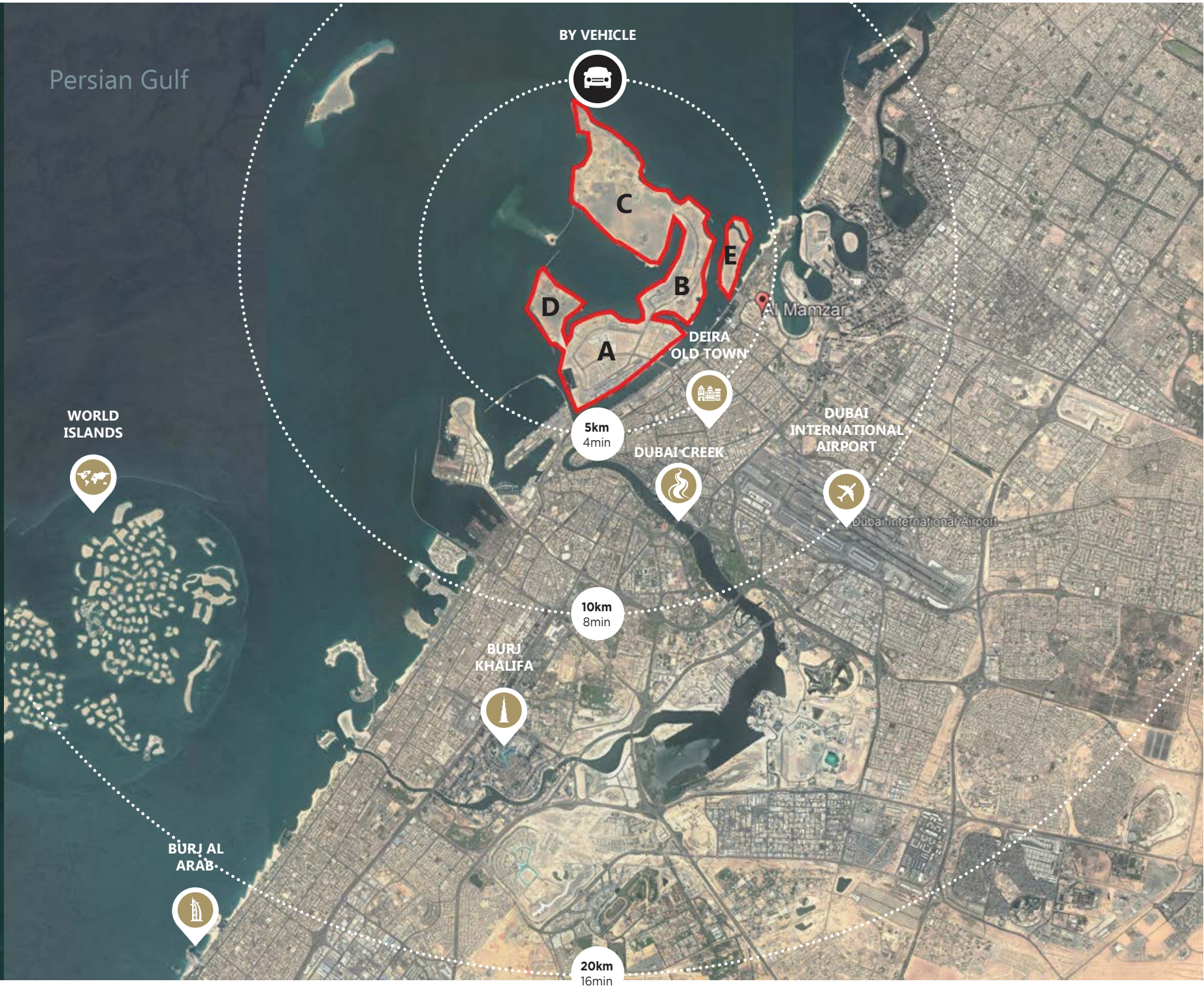
SIZE

Dubai Islands are made up of five islands, totaling 17 square kilometers of development area.

CURRENT CONDITIONS

Island A has been planned and partially under construction.

Islands B, C, D and E are currently being repositioned to reflect the market change towards lower density hospitality destination and residential communities.



LOCAL CONTEXT

Dubai Islands enjoy and benefit from the activities, culture, entertainment and services of local and regional Dubai.



DESIGN BRIEF

Provide a vision master plan for Dubai Islands that ties into **DUBAI 2040 goals**.

Review the previous master plans with the intent of **repositioning existing and committed Dubai Islands offerings**.

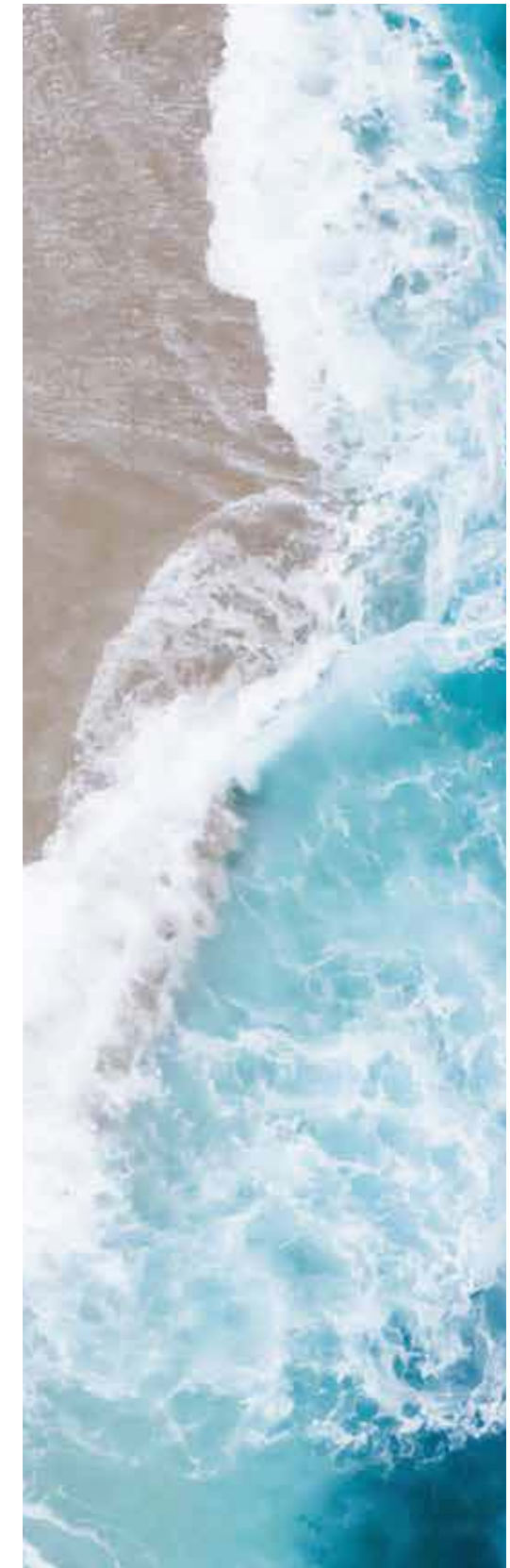
Create resort lifestyle destinations and communities with lower-density villas and mid-density apartments.

Maximize real estate premiums along the golf courses, beaches, and marina.

Create open space systems that provide venues for sports, entertainment and recreation amenities.

Create convenient and diverse movement experiences for residents and guests through a well-connected and multi-modal circulation network.

Optimize waterfront views and activities to emphasize the location on the Dubai coast and realize the site's development potential.



DUBAI MASTER PLAN 2040



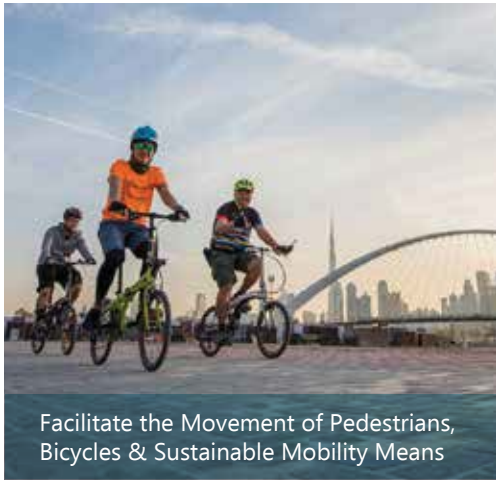
The length of **public beaches** will increase by 400 percent.

400



Nature reserves and rural natural areas will constitute 60 percent of the Emirate's total area.

60



Land area for **education and health facilities** will increase by 25 percent.

25



Dubai Islands

**Escape to a World Class Enchanting Island of Green and Blue
An Oasis Next to the City but Worlds Away**



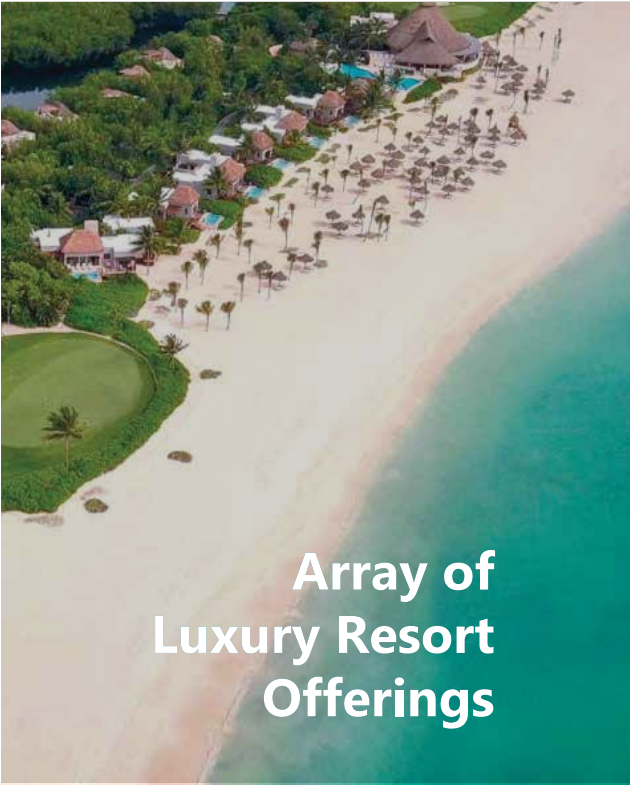
PROJECT VISION



Sanctuary for Exquisite Island Communities



Diverse Coastal Island Living & Vacationing Experience



Array of Luxury Resort Offerings



Assorted Village Cores for Gathering, Services & Entertainment



Haven for Wellness & Elite Sport Venues

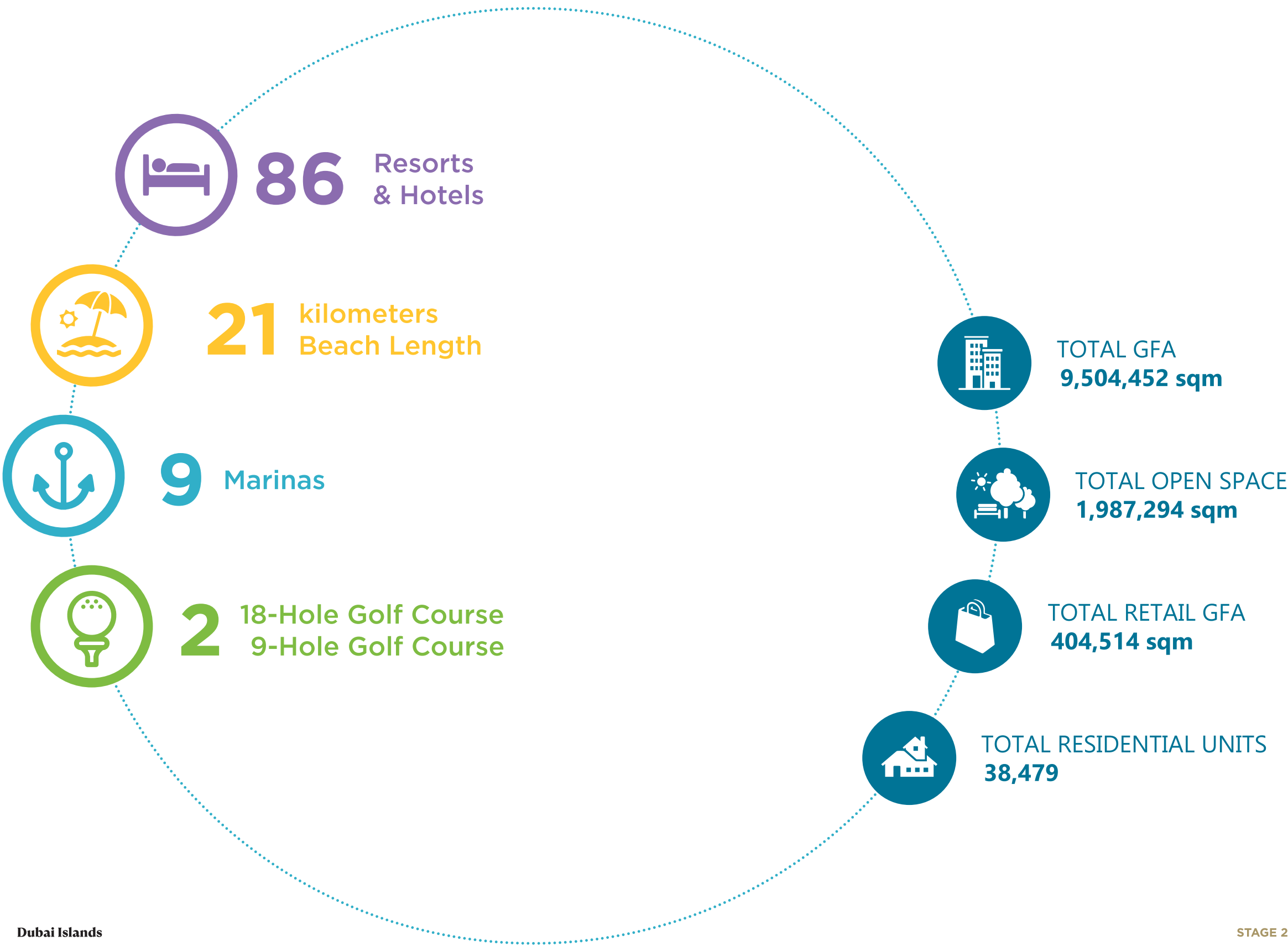


Green & Blue Amenities for Public Visitors and Private Residents Alike

DESIGN PRINCIPLES



KEY FACTS



KEY FACTS LOCATION



86 Resorts & Hotels



21 kilometers Beach Length



9 Marinas



2 18-Hole Golf Course
9-Hole Golf Course

Dubai Islands



0 0.4 0.8 1.6 km



VISION PLAN FRAMEWORK

ISLAND D: SPORTS COUNTRY CLUB ISLAND

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Boutique resort and marina
- Private beach club
- Low density residential with country club membership and waterfront premium living

ISLAND A: MIXED-USE ISLAND CORE

- Vibrant, high energy mixed-use island core: mall, entertainment, business, waterfront commercial, marina and high-end island living

ISLAND C: OASIS ISLAND

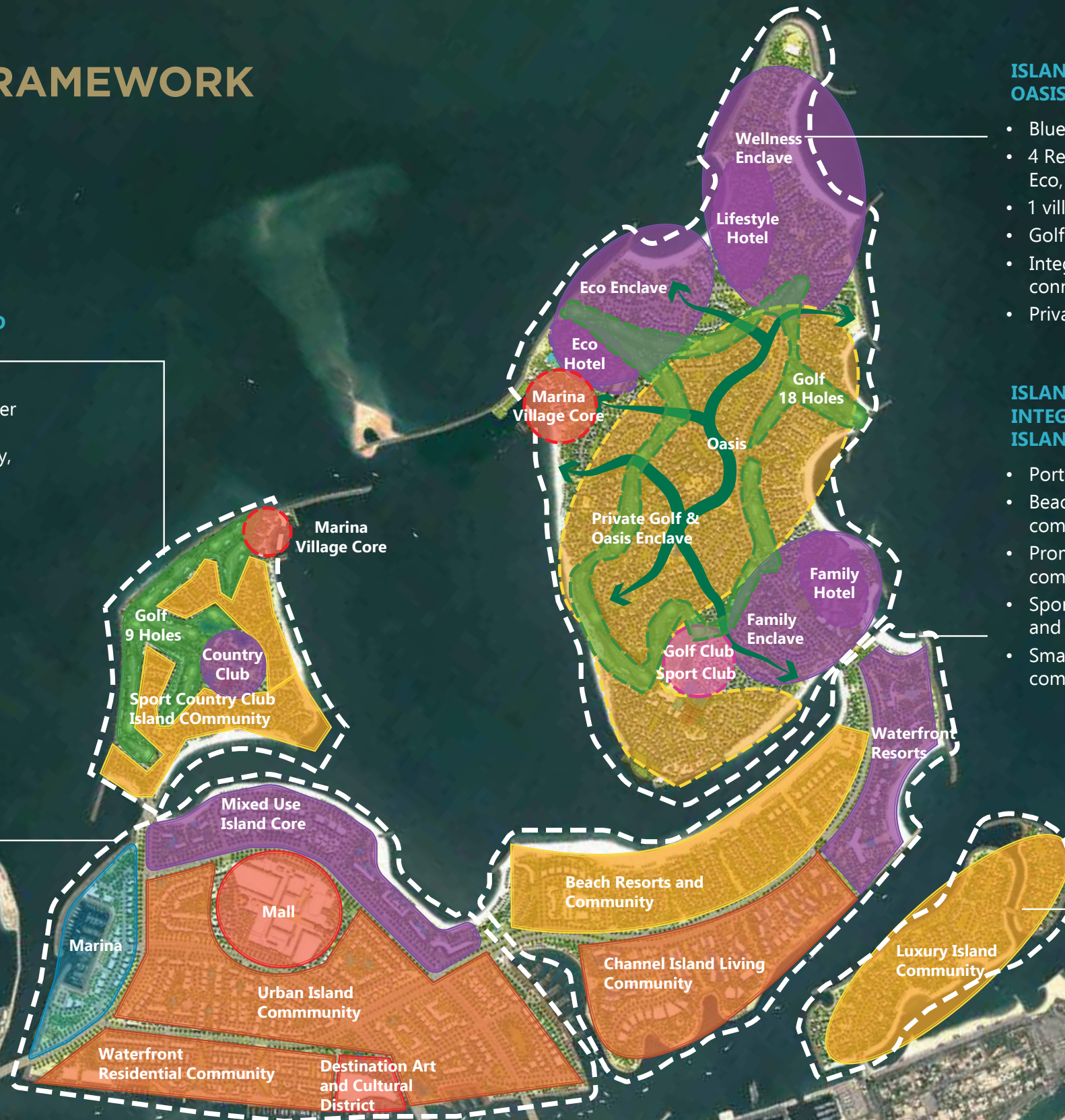
- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- 1 village: Marina
- Golf: 18 holes
- Integrated oasis landscape connecting all districts & resorts
- Private Villa Enclaves

ISLAND B: INTEGRATED RESORTS & COMMUNITIES ISLAND

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

ISLAND E: LUXURY ESTATES ISLAND

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse



DUBAI ISLANDS ILLUSTRATIVE PLAN



ILLUSTRATIVE PLAN

LEGEND

- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Water Front Hotels & Apt
- 11 Private Marina Club
- 12 Signature Estate Lots
- 13 Clubhouse
- 14 9-Hole Golf Course
- 15 Boutique Mixed Use Village
- 16 Sports Club and Aquatic Center
- 17 Beach Club
- 18 Mall
- 19 Urban Island Residential
- 20 Destination Art & Cultural District
- 21 Golf Club/ Sports Club

Dubai Islands



COMMITTED PLOTS PLAN

LEGEND

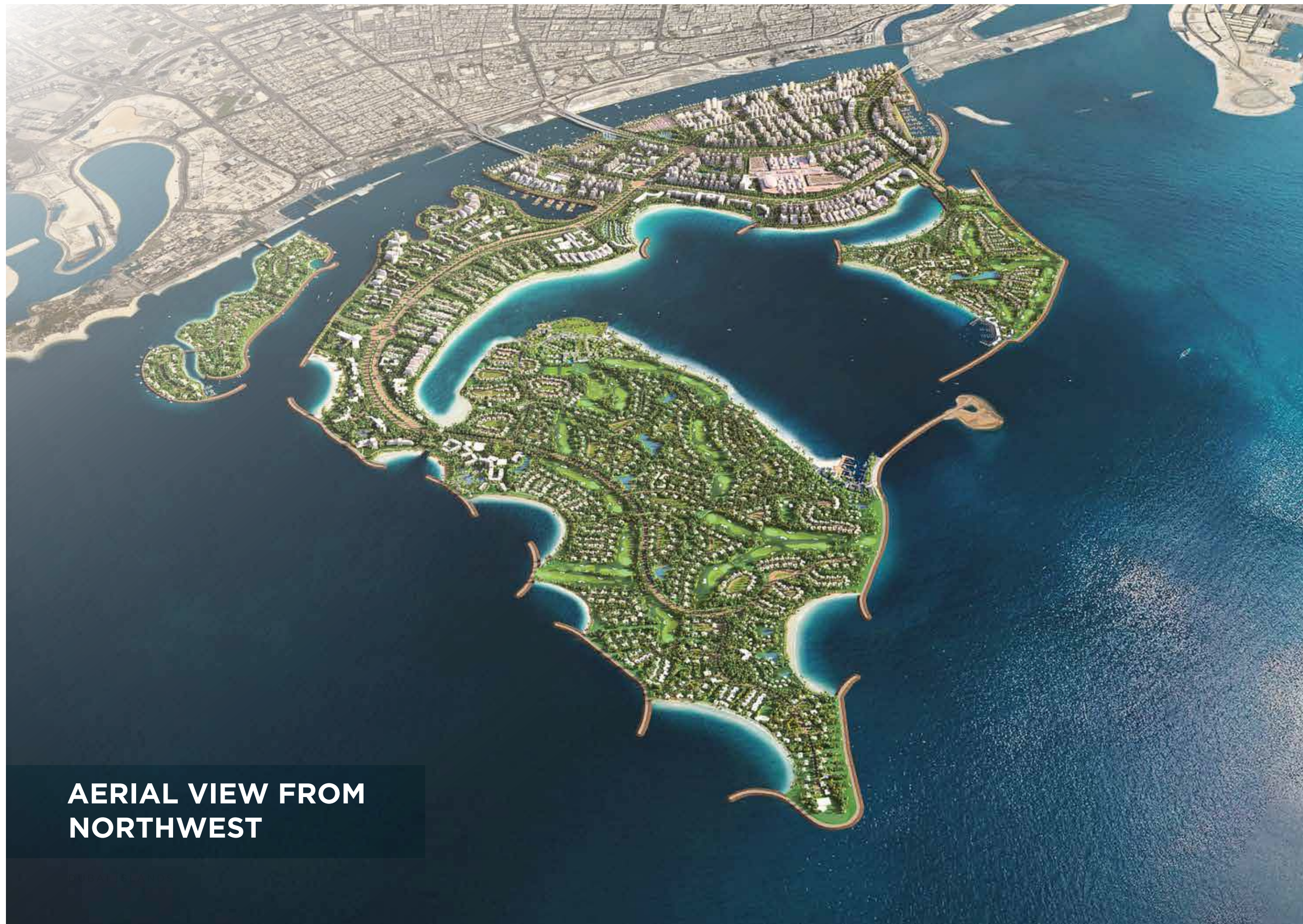
- Committed Plot
- Utility Plot
- Released for Settlement Plot
- Water Channels

Dubai Islands



AERIAL VIEW FROM SOUTHEAST





**AERIAL VIEW FROM
NORTHWEST**

LAND USE PLAN

	Total Land Area	1,862 ha
	Number of Resorts / Hotels (includes existing plots)	87
	Resorts/ Hotels (Total keys)	16,215
	Total number of Villas : Very Low-Density (#of units)	62
	Total number of Villas : Low-Density (#of units)	421
	Total number of Villas : Mid-Density (#of units)	417
	Total number of Villas : High-Density (#of units)	182
	Total number of Mid-Density Res. (#of units)	33,890
	Total number of High-Density Res. (#of units)	2,581
	Club Facilities (Total GFA)	61,530 m ²
	Mixed-Use Res, Retail, Hotel & Office (Total GFA)	279,684 m ²
	Mixed-Use Marina Village (Total GFA)	102,335 m ²
	Commercial (Total GFA)	404,514 m ²
	Community Facilities (Total GFA)	239,429 m ²
	Park & Open Space (Total Land Area)	1,987,294 m ²
	Golf (Total Land Area)	1,508,767 m ²
	Waterfront Edge (Total Land Area)	2,267,065 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



ILLUSTRATIVE PLAN

Island A

Mixed-Use Island Core

- Vibrant, high energy mixed-use island core providing a hub for Dubai islands: mall, entertainment, business, waterfront commercial, marina and high-end island living
- Primary access from the city, providing connection to Islands B, C and D
- First arrival experience into Dubai islands
- Variety of waterfront experiences: public and private marinas, boardwalks, promenades, public and semi-private beaches.

LEGEND

- 1 Beach Front Hotel/Resort
- 2 Marina
- 3 Marina Hotels & Apartments
- 4 Mall
- 5 Urban Island Residential
- 6 Waterfront Residential
- 7 Beach
- 8 Promenade
- 9 Community Park
- 10 Destination Art & Cultural District

Dubai Islands



DISTRICT PLAN

Island A

Beachfront Hotel and Residential District

Mix of luxury hotels and branded residential apartments

The Mall

Mixed-use core for retail and entertainment

Marina Hotel and Residential Districts

Mix of hotel and luxury residential apartments along the marina waterfront

Urban Island Residential Community District

High density garden apartments

Waterfront Residential Community District

Mix of medium and high density residential apartments

Destination Art and Cultural District

Specialty retail and cultural activities



Dubai Islands



0 150 300 600m

CHARACTER IMAGERY

Island A





AERIAL VIEW 1 ISLAND A

Dubai Islands

STAGE 2 | VISION PLAN

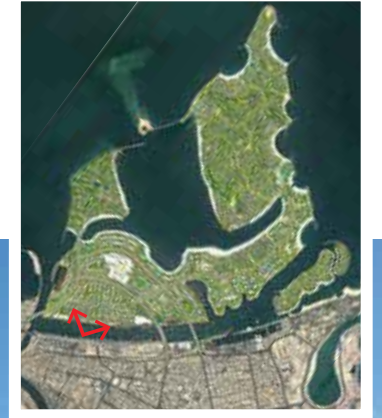
21

AERIAL VIEW 2
ISLAND A



WATERFRONT RESIDENTIAL

Island A



MARINA

Island A



LAND USE PLAN

Island A

STATISTICS

	Total Land Area	510 ha
	Number of Resorts / Hotels (includes existing plots)	37
	Resorts/ Hotels (Total keys)	7,952
	Mid-Density Residential Apartments (#of units)	28,563
	High-Density Residential Apartments (#of units)	2,581
	Mid and High Density Residential Apartments (Total BUA)	3,657,769 m²
	Mixed-Use Res, Retail, Hotel & Office (Total BUA)	279,684 m²
	Commercial (Total BUA)	387,690 m²
	Community Facilities (Total BUA)	146,180 m²
	Park & Open Space (Total Land Area)	435,413 m²
	Waterfront Edge (Total Land Area)	479,216 m²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



ILLUSTRATIVE PLAN

Island B

Integrated Resorts & Communities

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

LEGEND

- 1 Waterfront Hotel/Resort
- 2 Village Retail
- 3 Community Park
- 4 Beach Front Residential
- 5 Waterfront Mid Density Residential
- 6 Community Facilities
- 7 Rixos Resort
- 8 Water Front Hotels & Apt
- 9 Beach Club
- 10 Beach
- 11 Promenade

Dubai Islands



DISTRICT PLAN

Island B

Beachfront Resorts and Hotels Districts

Mix of luxury resorts and hotels

Community Services District

Community commercial, schools and religious services

Beachfront Villas District

Mix of signature estates and luxury villas

Waterfront Hotels and Residential District

Mix of luxury hotels and medium density residential apartments



CHARACTER IMAGERY

Island B



**AERIAL VIEW 1
ISLAND B**

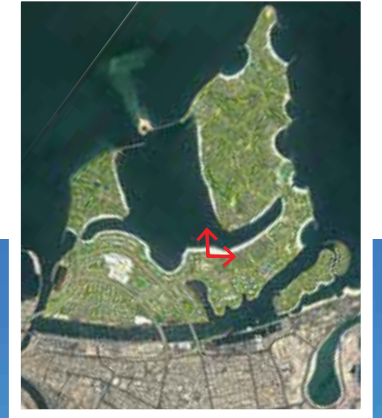




**AERIAL VIEW 2
ISLAND B**

BEACHFRONT HOTEL/VILLAS

Island B



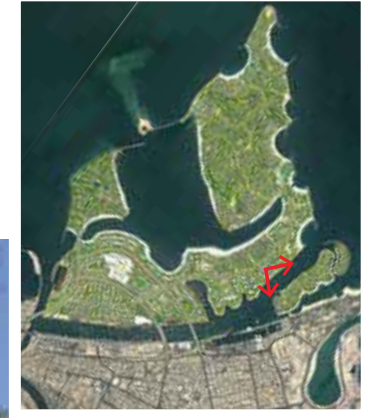
BEACHFRONT APARTMENTS

Island B



WATERFRONT APARTMENTS

Island B



LAND USE PLAN

Island B

STATISTICS

	Total Land Area	323 ha
	Number of Resorts / Hotels (includes existing plots)	45
	Resorts/ Hotels (Total keys)	7,952
	Total number of Villas : Very Low-Density (#of units)	22
	Total number of Villas : Low-Density (#of units)	33
	Mid-Density Residential Apartments (#of units)	6,254
	Club Facilities (Total BUA)	1,208 m ²
	Commercial (Total BUA)	16,824 m ²
	Community Facilities (Total BUA)	49,624 m ²
	Park & Open Space (Total Land Area)	314,633 m ²
	Waterfront Edge (Total Land Area)	662,557 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



ILLUSTRATIVE PLAN

Island C

Oasis Island

- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- Marina Village Core
- Golf: 18 holes
- Private Villa Enclaves: Golf community, beachfront community, oasis park community
- Integrated oasis landscape connecting all districts & resorts

LEGEND

- 1 Wellness Resort
- 2 Beach Front Low Density Residential
- 3 Security Station
- 4 Eco Resort
- 5 18-Hole Golf Course
- 6 Golf Residential
- 7 Beach Club
- 8 Oasis Park
- 9 Family Resort
- 10 Golf Driving Range
- 11 Golf Clubhouse
- 12 Sports Fields
- 13 Sports Resort
- 14 Marina
- 15 Marina Village
- 16 Entry Portal
- 17 Beach

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DISTRICT PLAN

Island C

Marina Village District

Mixed-use hotel, branded residence, retail, dining and entertainment.

Family Resort District

All age family oriented resort destination

Private Golf/ Oasis Park Community District

Premium waterfront and golf residential community with an extensive oasis park open space systems

Wellness Resort/ Residential Community District

Luxury wellness resort and spa with beachfront villas

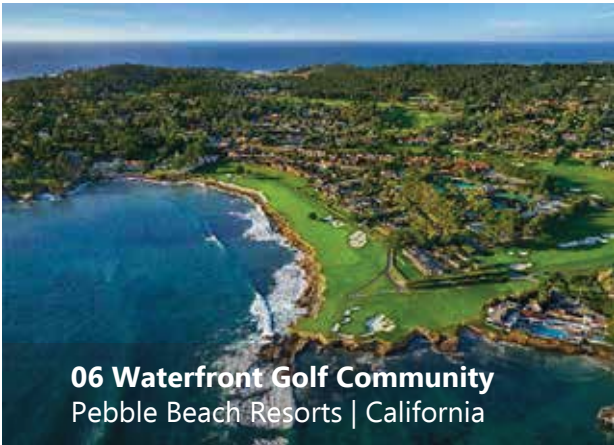
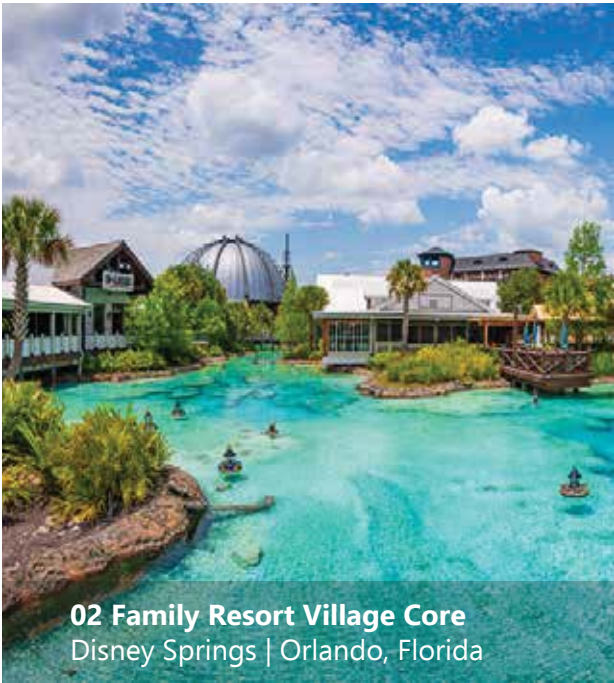
Eco-Resort District

Environmentally sensitive eco-lifestyle oriented resort



CHARACTER IMAGERY

Island C





**AERIAL VIEW 1
ISLAND C**



AERIAL VIEW 2
ISLAND C

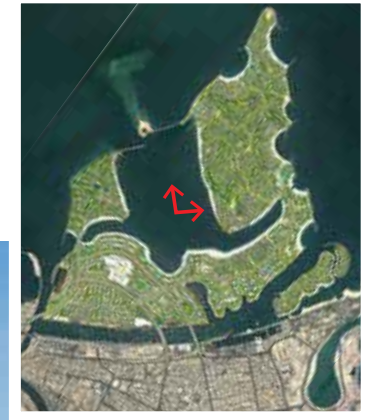
FAMILY RESORT, GOLF & GOLF RESIDENTIAL

Island C



ISLAND C-VIEW FROM BAY

Island C



WELLNESS RESORT

Island C



LAND USE PLAN

Island C

STATISTICS

	Total Land Area	778 ha
	Number of Resorts / Hotels (includes existing plots)	4
	Resorts/ Hotels (Total keys)	2,657
	Total number of Villas : Low-Density (#of units)	357
	Total number of Villas : Mid-Density (#of units)	285
	Club Facilities (Total BUA)	26,351 m ²
	Mixed-Use Marina Village (Total BUA)	88,516 m ²
	Community Facilities (Total BUA)	31,612 m ²
	Park & Open Space (Total Land Area)	1,121,249 m ²
	Golf (Total Land Area)	999,296 m ²
	Waterfront Edge (Total Land Area)	756,410 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



ILLUSTRATIVE PLAN

Island D

Sports Country Club Island

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Country Club Resort
- Marina Village
- Private Beach Club
- Low density residential with country club membership and waterfront premium living

LEGEND

- 1 Beach Front Low Density Residential
- 2 Golf Residential
- 3 Beach Front Resort
- 4 9-Hole Golf Course
- 5 Golf Putting Green
- 6 Golf Clubhouse
- 7 Sports Club
- 8 Sports Fields
- 9 Marina Village
- 10 Marina
- 11 Beach Club
- 12 Entry Portal
- 13 Beach

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DISTRICT PLAN

Island D

Golf and Sports Country Club Residential Community District

Integrated sports club, aquatic center, 9-hole golf course and luxury residential villas

Boutique Marina Village District

Mixed-use village core with retail, dining , entertainment apartments and boutique hotel



Dubai Islands



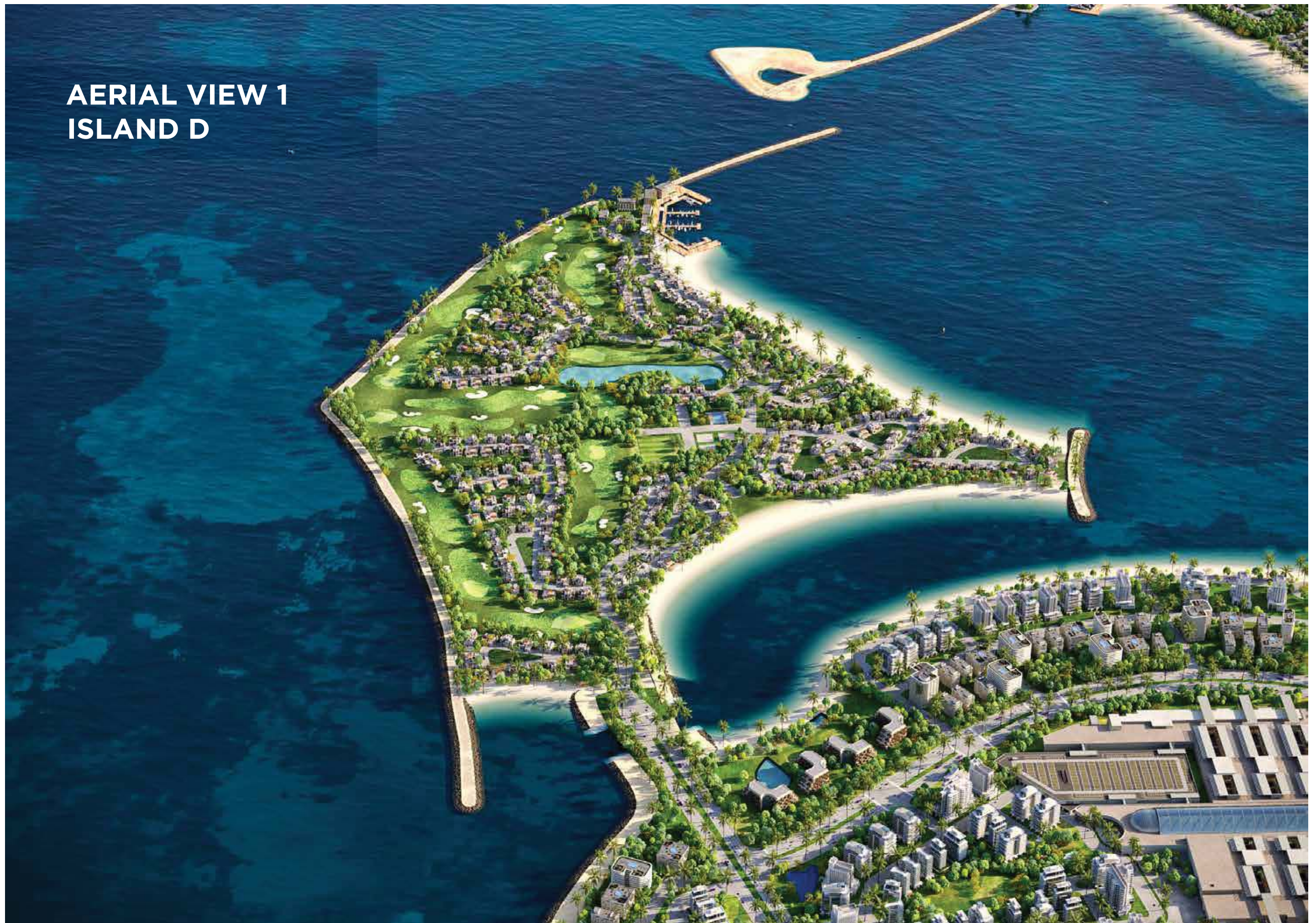
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CHARACTER IMAGERY

Island D



**AERIAL VIEW 1
ISLAND D**

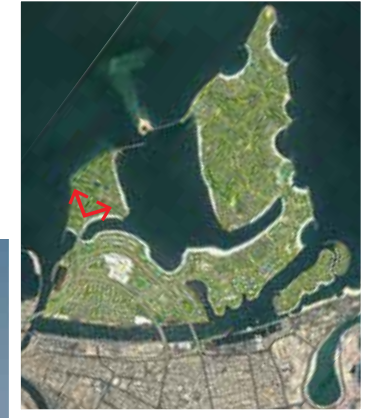




AERIAL VIEW 2
ISLAND D

GOLF, SPORTS COUNTRY CLUB & RESIDENTIAL

Island D



LAND USE PLAN

Island D

STATISTICS

	Total Land Area	156 ha
	Number of Resorts / Hotels (includes existing plots)	1
	Resorts/ Hotels (Total keys)	439
	Total number of Villas : Mid-Density (#of units)	120
	Total number of Villas : High-Density (#of units)	182
	Club Facilities (Total GFA)	30,202 m ²
	Mixed-Use Marina Village (Total GFA)	13,819 m ²
	Community Facilities (Total GFA)	5,174 m ²
	Park & Open Space (Total Land Area)	66,904 m ²
	Golf (Total Land Area)	509,471 m ²
	Waterfront Edge (Total Land Area)	182,187 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



ILLUSTRATIVE PLAN

Island E

Luxury Estates Island

- Luxury Private Island Community
- Signature Estate Lots and Private Marina
- Waterfront and waterfront accessible villas
- Exclusive Clubhouse
- Private access point from the city

LEGEND

- ❶ Private Marina
- ❷ Marina Club
- ❸ Signature Estate Lots
- ❹ Neighborhood Park
- ❺ Beach Front Low Density Villas
- ❻ Clubhouse
- ❼ Beach

Dubai Islands



DISTRICT PLAN

Island E

Luxury Island Community District

Mix of signature estates and luxury waterfront villas with private marina and clubhouse



CHARACTER IMAGERY

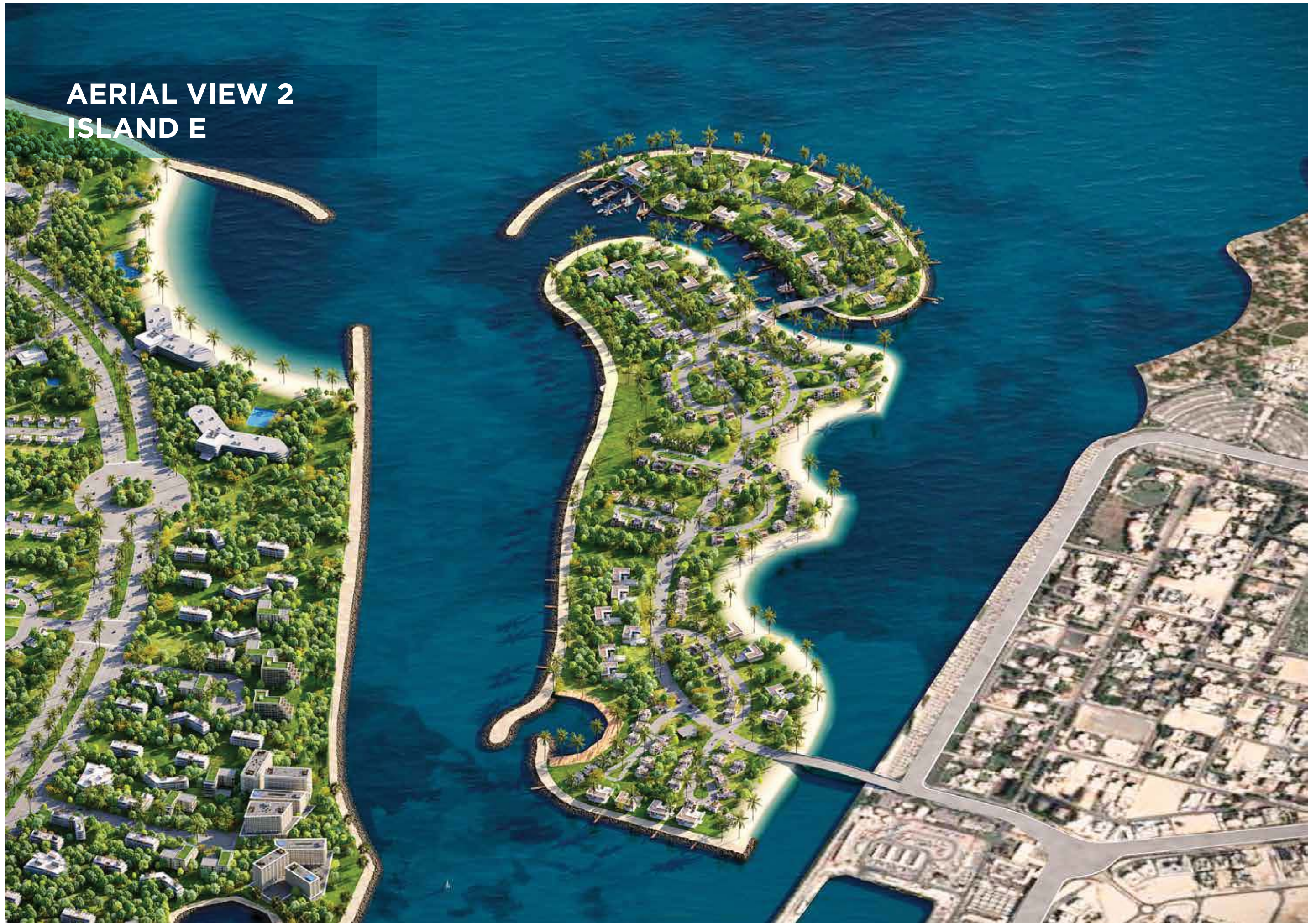
Island E





**AERIAL VIEW 1
ISLAND E**

**AERIAL VIEW 2
ISLAND E**



SIGNATURE ESTATE VILLAS & PRIVATE MARINA

Island E



BEACHFRONT VILLAS AND BEACH CLUB

Island E



LAND USE PLAN

Island E

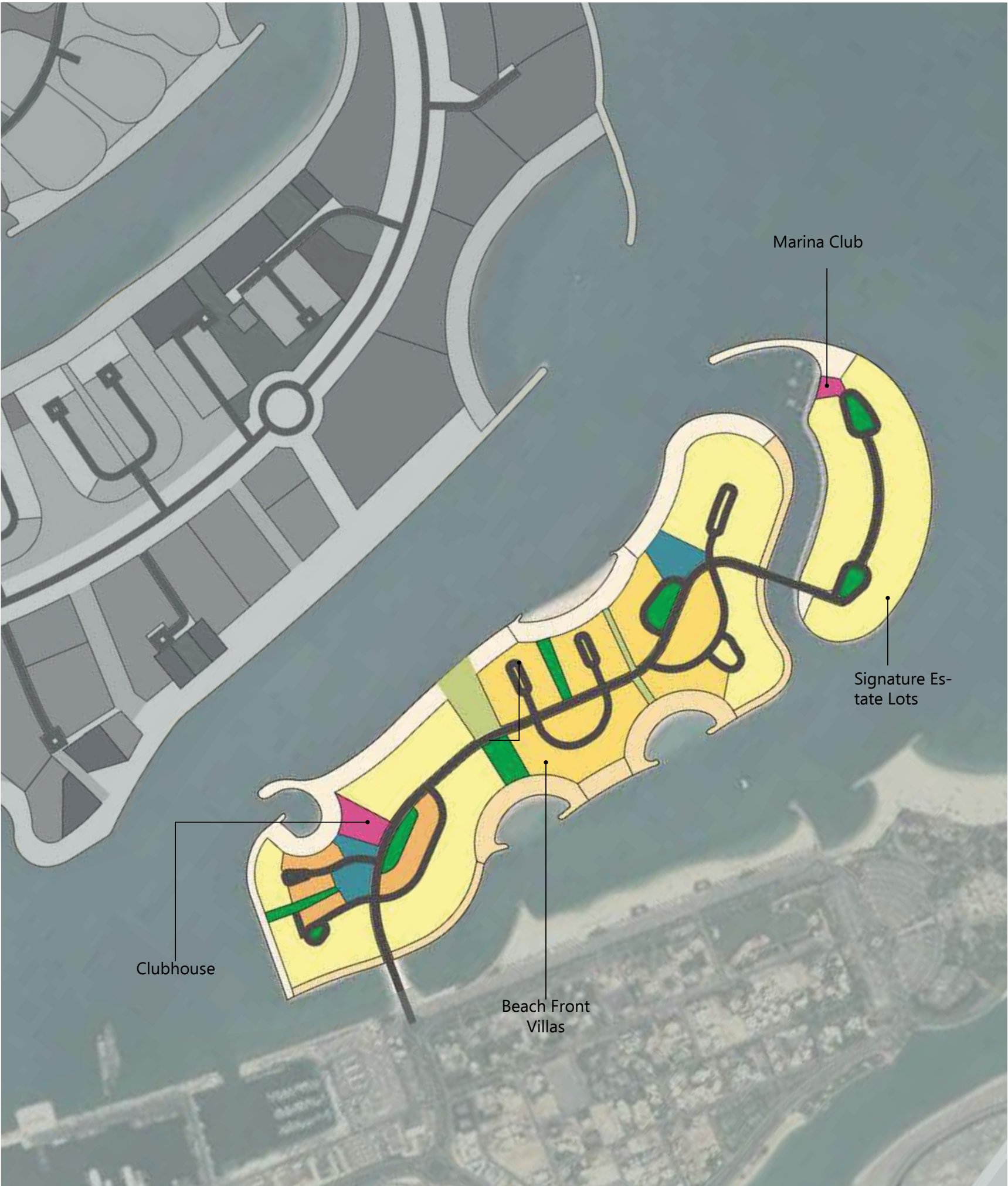
STATISTICS

	Total Land Area	99 ha
	Total number of Villas : Very Low-Density (#of units)	40
	Total number of Villas : Low-Density (#of units)	31
	Total number of Villas : Mid-Density (#of units)	12
	Club Facilities (Total GFA)	3,769 m ²
	Community Facilities (Total GFA)	6,841 m ²
	Park & Open Space (Total Land Area)	49,095 m ²
	Waterfront Edge (Total Land Area)	186,695 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

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FOR MORE INFORMATION PLEASE CONTACT



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